



**STATE OF WASHINGTON / PORT OF BENTON
HANFORD INVESTMENT STUDY 8/25/99**

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LEGISLATIVE TRANSPORTATION
COMMITTEE



PORT OF BENTON



**Washington State
Department of Transportation**

Energy Northwest Industrial Site	
Parcel Size:	1000 acres
Jurisdiction(s):	DOE; Energy Northwest
Zoning:	Industrial
Utilities:	H2O; Sewer; Electric
Transportation:	Arterial Roadways; Rail; Water
Existing Uses:	Not in Use
Key Assets:	Containment Building; Turbine Generator Building; General Services Building; Warehouse facility; Spray ponds; Cooling Towers

Science and Technology Park	
Parcel Size:	515 acres
Jurisdiction(s):	City of Richland
Zoning:	Research; Office; Light Industrial
Utilities:	H2O; Sewer; Electric
Transportation:	Local Streets; Arterial Roadways; Rail (Proximity); Water (Proximity)
Existing Uses:	Corporate Offices; Research
Key Assets:	Building Sites

Technology & Business Campus	
Parcel Size:	250 Acres
Developed	75 (approximate)
Undeveloped	175
Jurisdiction(s):	Port of Benton; City of Richland
Zoning:	Business
Utilities:	H2O; Sewer; Electric (Fiber Optic Available)
Transportation:	Arterial Roadways; Water
Existing Uses:	Research and Development; Professional Office
Key Assets:	Building sites (long term lease); Waterfront sites

Richland Industrial Center	
Parcel Size:	71 Acres
Developed	28 (approximate)
Undeveloped	43
Jurisdiction(s):	Port of Benton; City of Richland
Zoning:	Industrial
Utilities:	H2O; Sewer; Electric (Fiber Optic Available)
Transportation:	Local Streets; Arterial Roadways; Water (proximity); Rail (proximity)
Existing Uses:	Laboratory research; manufacturing
Key Assets:	Building sites (long term lease options); existing vacant buildings

Horn Rapids Rail Center (1100 Area)	
Parcel Size:	760 ac.
Developed	100
Undeveloped	660
Jurisdiction(s):	Port of Benton; City of Richland
Zoning:	Industrial
Utilities:	H2O; Sewer; Electric (Fiber Optic Available)
Transportation:	Arterial Roadways; Rail; Water (proximity)
Existing Uses:	Warehouse; Office; Livingston Rebuild Center; Lockheed-Martin
Key Assets:	2355 Stevens Drive (warehouse/office-150,000sf) Livingston Rebuild Center (Locomotive Rebuilding) Rail yards

LEGEND

- STUDY AREA BOUNDARY
- HANFORD BOUNDARY
- RAILROAD
- STATE HIGHWAY
- TECHNOLOGY AND BUSINESS CAMPUS
- HORN RAPIDS RAIL CENTER (1100 AREA)
- RICHLAND INDUSTRIAL AREA CENTER (3000 AREA)
- ENERGY NORTHWEST (PLANTS 1-4)
- ENERGY NORTHWEST (PLANT 2)
- VACANT LAND
- PRIMARY VACANT INDUSTRIAL LANDS AREA
- SCIENCE AND TECHNOLOGY PARK

ACREAGE SUMMARY (APPROXIMATE)	
Total Study Area:	29,196 ac.
Energy Northwest (Plants 1-4):	1000 ac.
Primary Vacant Industrial Lands Area:	5400 ac.
Horn Rapids Rail Center:	760 ac.
Richland Industrial Center:	71 ac.
Technology and business Campus:	250 ac.
Science and Technology Park:	515 ac.
Other Vacant Land:	21,200 ac.

SITE ASSET CHARACTERIZATION

8/25/99

